

035.A

0002

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

495,400 / 495,400

APPRAISED: USE VALUE: ASSESSED:

495,400 / 495,400 / 495,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		HILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MANION MICHELLE M	Unit #:	1
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Owner 2:	
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Owner 3:	
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Street 1:	50 HILTON STREET #1
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	MUNDY JENNIFER L -
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Owner 2:	-
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Street 1:	50 HILTON STREET #1
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474	
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7416																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	495,400			495,400		210549
							GIS Ref
							GIS Ref
							Insp Date
							09/25/18

Total Card / Total Parcel

495,400 / 495,400

APPRAISED: USE VALUE: ASSESSED:

495,400 / 495,400 / 495,400

**USER DEFINED**

Prior Id # 1:	24299
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:12:41
PRINT	
LAST REV	
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNDY JENNIFER	101-18		8/16/2007		310,000	No	No		
BLANK DALE	1159-57		7/26/1996		265,975	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2014	1678	Manual	5,330					Repair rot on soff
8/17/2010	1005	New Wind	6,300					

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
3/6/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	55000
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	519259
Depreciation:	23886
Depreciated Total:	495373

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	515.18	
Special Features:	0	Val/Su Net:	571.40	
Final Total:	495400	Val/Su SzAd	571.40	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

035.A-0002-0030.0

Total:

8

SKETCH

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features: